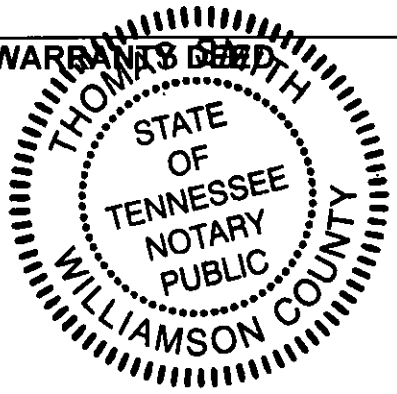
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-03-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Len B. Poole	Pinnacle National Bank	063-16-0A-012.00
(NAME)	(NAME)	
1720 Aaronwood Drive	114 W. College Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120032058 DEEDWARR
Recvd: 05/02/12 10:43 2 pgs
Fees:13.00 Taxes:573.50
20120502-0037515

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Karen Von Dohlen Hixson, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Len B. Poole, single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 42, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Plat Book 6900, Pages 550-552 and Certificate of Correction of record in Book 7462, Page 445 and by Amendment to Change of Name of record in Book 8181, Page 112, all of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Karen Von Dohlen Hixson, unmarried by QuitClaim Deed dated October 15, 2004, from Timothy Roger Hixson and filed for record on October 25, 2004, in Instrument No. 20041025-0128247, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Timothy R. Hixson and wife Karen V. Hixson by Warranty Deed dated May 30, 1995, from Fox Ridge Homes, Inc., and filed for record on June 6, 1995, in Book 9692, Page 214, Register's Office for said County, Tennessee.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 6900, Pages 550-552 and Boundary Plat of record in Plat Book 6900, Page 405, Register's Office of said County.
Certificate of Corrections and Amendments to Plat of record in Book 7462, Page 445 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 7351, Page 852, and Amendments in Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.
Easement to Hooper C. Dev Co. as shown of record in Book 7460, Page 930 and Book 7489, Page 515, Register's Office for said County.

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Easement to Cumberland Utility District and First Suburban Water Utility District of record in Book 8007, page 235, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Book 8657, Page 179, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 740, Register's Office for said County.
Charter of the Homeowner's Association of record in Book 7431, Page 204, Book 8517, Page 762, and Book 8833, Page 216, Register's Office for Davidson County, Tennessee.
QuitClaim Deed to the Homeowner's Association of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1720 Aaronwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of April, 2012.

Karen Von Dohlen Hixson

Karen Von Dohlen Hixson

State of Tennessee
County of Wilson

Personally appeared before me Karen Von Dohlen Hixson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2012.

Notary Public
My Commission Expires: 8-3-15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122